

#106

## Late Backup



The Cherrywood Neighborhood is bounded by IH-35, Airport Boulevard and Manor Road and is a flourishing neighborhood of homes, businesses, and green spaces in Central Austin.

P.O. Box 4631 | Austin, TX 78765 | steering@[REDACTED] | www.cherrywood.org

20 June 2012

At the June 13th Steering Committee meeting of the Cherrywood Neighborhood Association (CNA), a motion to support the 200ft neighbors' recommendation on the 4020 Airport property passed with a vote of 5 for and 0 against with 1 abstention. We understand that some tweaking may be necessary for the provisions to be codified.

Please find the draft we were provided attached.

Sincerely,

Aaron Choate  
Chair, Cherrywood Neighborhood Steering Committee

## Patterson, Clark

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**From:** Meredith, Maureen  
**Sent:** Wednesday, June 27, 2012 2:16 PM  
**To:** Patterson, Clark  
**Subject:** FW: 4020 Airport OOPS!

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**From:** Christopher Swanson [REDACTED]  
**Sent:** Tuesday, June 26, 2012 1:47 PM  
**To:** Patterson, Clark; Meredith, Maureen  
**Cc:** Aaron Choate; Jim Bennett; Betty Terrell; [REDACTED]; David Boston; Bill Ward  
**Subject:** Re: 4020 Airport OOPS!

Clark and Maureen - this is an email confirmation that the UBC Neighborhood Contact Team voted to support this compromise for the property at 4020 Airport. I will provide you with a formal letter to this effect later.

Chris Swanson  
Chair UBC

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**From:** David Boston [REDACTED]  
**To:** [REDACTED]  
**Cc:** Aaron Choate <achoate@gmail.com>; Chris Swanson [REDACTED]; Clark Patterson <[REDACTED]@cityofaustin.gov>; Maureen Meredith [REDACTED]; Jim Bennett [REDACTED]; Betty Terrell <[REDACTED]>; Bill Ward <[REDACTED]>  
**Sent:** Tuesday, June 26, 2012 1:32 PM  
**Subject:** Re: 4020 Airport OOPS!

Yes that is the June 5th working draft copy. There will not be any revisions until the draft from the Planning and Zoning legal department is received or after input by City Council members.

David Boston

On Tue, Jun 26, 2012 at 12:44 PM, Girard Kinney <[REDACTED]> wrote:  
David; I had intended to cc you with this: please verify that this copy is what we need to have attached to our letters to Staff and Council; it is the only electronic copy I have. If you "reply to all" everyone will then know whether it is the correct document. Thanks.

Girard Kinney, AIA  
Owner/Principal  
Kinney& Associates  
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Austin, Texas 78762-6456

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H. 512.478.5042

Please submit emails with large file attachments to:  
[REDACTED]

Neighbors Proposal - Draft

We offer the following Recommendation concerning the FLUM, the Zoning and the proposed Restrictions:

**FLUM CHANGE:**

Change the Future Land Use Map (FLUM) designation from "Office" to "Neighborhood Mixed Use".

**ZONING CHANGE**

Change zoning to "LR-V-MU-NP"

**CONDITIONS**

Note that we understand that the following conditions may be codified through a Conditional Overlay (CO) and/or a Public Restrictive Covenant. We recommend that COA Staff, Planning Commission and City Council utilize the most effective method to codify these Conditions.

Permitted Commercial Uses:

- Administrative /Business Office
- Art Gallery
- Consumer Convenience Services
- Consumer Repair Services
- Food Sales
- General Retail Sales – Convenience
- General Retail Sales – General – not exceeding 5,000sq ft of gross floor space
- Medical Offices – not exceeding 5,000 sq/ft of gross floor space
- Medical Offices – exceeding 5,000 sq/ft of gross floor space (conditional)
- Personal Services
- Plant Nursery
- Professional Office
- Restaurant Limited
- Software Development
- Special Historic Use – Conditional
- Community Garden
- Urban Farm

Prohibited Uses (these are uses that are shown as allowed in LR base zoning, are proposed to be restricted; i.e. NOT ALLOWED on this site)

- Service Station
- Offsite Accessory Parking
- Pet Services
- Financial Services
- Art Workshop
- Printing & Publishing

Provisions related to the "MU" suffix (these three provisions are intended to encourage significant, but not exclusive, residential uses):

- If residential uses ARE included, no one building, nor the entire development, may exceed 65% residential.

**Other provisions:**

- There shall be a masonry privacy wall along the west and south sides of the property, 8 feet high. Vegetative cover will be required on the exterior perimeter of the privacy wall (25') on all sides to include native hardwood shade trees no more than thirty feet apart. Full credit will be given to all existing native hardwood trees for this requirement.
- The height of any building or buildings would be limited to 32 feet and a maximum of 2 stories.
- No vehicular access to Schieffer
- Maximum gross building footprint area of 45,000 square feet
- Business hours 7:00am-9:00pm
- Subchapter E lighting restrictions with the additional restriction that the source of light shall not be visible to adjacent property owners
- Maximum 2 Drive-Thrus. Drive-Thrus prohibited for Restaurant (Limited or General) & Food Sales.
- Any Restaurant or Food Sales to be a minimum of 500sq ft
- Site signage must follow the Scenic Roadway Sign ordinance